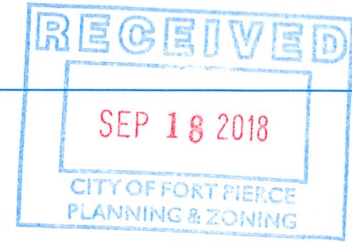




THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida



To : Brandon Creagan, Planner

FROM : *JRA* John R. Andrews, P.E., City Engineer *TST*

**RE : Oleander Properties of Fort Pierce, LLC - 702 Revels Lane
 Annexation - TRC No. 18-02000005**

DATE : September 11, 2018

This is to advise you that we have completed the review of the following documents as received by this office on September 06, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Annexation Application | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for engineering comments

JRA/TST/dhr *[Signature]*



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 9/20/18
Property Address: 702 Revels Lane - Annexation
Property Name: Oleander Properties of Fort Pierce
Project Name:
Planner: Brandon Creagan

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 9/19/18



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

September 19, 2018

Project: OLEANDER PROPERTIES
Subject: ANNEXATION
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. The County Engineering Division has no comments at this time, however comments including Right-of-Way dedication and other requirements will be issued at the time of submittal of a development plan.



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

September 14th, 2018

Project: Oleander Properties of Ft Pierce LLC
Subject: SURVEY REVIEW
To: Brandon Creagan
From: Rod Reed, PLS
SLC-Engineering Division

SURVEY:

I have no comments.

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org



ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO: Brandon Creagan, LEED, Planner

FROM: Kori Benton, Senior Planner

DATE: September 20, 2018

SUBJECT: **Annexation – Oleander Properties of Fort Pierce, LLC – 702 Revels Lane**

The St. Lucie County Planning & Development Services Department has completed a review of the September 6, 2018 distribution of Technical Review Project# 18-02000005.

Background

The applicant is seeking Voluntary Annexation for a property located at 702 Revels Lane. The property is approximately .82 acres and currently has a St. Lucie County zoning of RM-11, Residential Multiple-Family 11 Units/acre and a St. Lucie County Future Land Use of RH, Residential High. The applicant is requesting the City of Fort Pierce assign a zoning designation of R-5 (High Density Residential) and Future Land Use designation of RH (Residential High) concurrent with its Voluntary Annexation. The Parcel ID for the site is 2427-701-0082-0007.

Review Comments

1. The proposed Zoning Atlas assignment to R-5, High-Density Residential within the City will provide for development capacity, up to 15 units per acre, encompassing an increase in density, greater than surrounding properties. Would the site be eligible for a “Density Bonus” through the City of Fort Pierce as well?
2. The noted development proposal, of five (5) duplex structures, should be connected to water and wastewater facilities.
3. Has the City assumed control of Revels Lane? With the proposed increase in density, the City is encouraged to review availability of urban services and facilities including schools, parks, and sidewalks at the time of construction.
4. The applicant is encouraged to preserve native trees/canopy through design, where feasible and appropriate.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.